

Margaret Rubick  
12 Spruce Street  
Sleepy Hollow, NY 10591

May 28, 2012

Sleepy Hollow Planning Board  
28 Beekman Avenue  
Sleepy Hollow, NY 10591

Dear Board Members:

I am writing to express an alternative view from what I have seen in reaction to the Open Door plans for the 1 Broadway location. I attended the May 17 meeting and came away encouraged that Open Door could be an asset in our neighborhood.

I am a resident of Webber Park; my husband and I purchased a house in 2000. At that time, the 1 Broadway location was an eyesore and continued to be for many years. When someone proposed opening a gym with funding coming from prospective members, I was discouraged. Today, there is a renovated building at the end of Broadway, and if it is not occupied, it will deteriorate to another eyesore. The idea of a clinic seems to raise concerns that can be addressed.

First, I heard last week that there has never been a pedestrian accident at the corner crossing. There is a crosswalk and a walk light. (As an aside, I consider the intersection where Broadway, Pierson, Dell, Gordon and Old Broadway come together to be dangerous). In an ideal world, it's true that a large parking area would be great, but I think Open Door is addressing the parking issue by having all staff park at Phelps. I inquired about deliveries; supplies will be delivered in small trucks from the Ossining location.

The handicapped entrance is on the Route 9 side—there is an elevator for wheelchair access that will also accommodate strollers. New Broadway parking will be off-limits, so it is not a Webber Park problem.

Parking is a problem, but it is a village-wide problem both here and in Tarrytown. Parking lots spring up and then many spaces become unavailable. Can't the Village assist Open Door by locating more spaces and reassure Webber Park residents by providing resident-only parking stickers?

I believe the underlying issue is one of fear—fear of what a clinic for low-income individuals will do to the property values. I think this is a misapprehension. Open Door is not a drug clinic; it is a health clinic. The facility on Beekman is run-down and very unattractive, but that is not the fault of Open Door. I spoke with an Open Door executive who said that they repeatedly tried to remodel, but the landlord would not cooperate. Open Door partners with Phelps Hospital; if the Phelps campus is any indication of the quality, the property will remain attractive.

There are children and elderly in Webber Park and both can benefit from ready access to healthcare. Open Door outperforms many primary care facilities, in the top 10% nationally and on the rise in ratings. It provides inexpensive flu shots seasonally. There is a growing trend in the U.S. toward more clinics as the shortage of primary care physicians is growing. It would be to our advantage to have the latest medical knowledge via the proposed local residency program.

In any case, some business will occupy that space; I would prefer a non-smoking professional facility to any number of businesses that would be less attractive. I believe that Webber Park could partner with Open Door to make this a neighborhood facility that benefits all.

Please add this letter to the public record.

Sincerely,

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